



**Village at Elk Hills HOA1
Bi-Monthly Meeting
November 5, 2025 6:00pm-7:00pm**

Agenda

Note the new Zoom link for recurring meetings. The meetings will be from 6:00 pm on the first Wednesday bimonthly. The new link is:

Topic: HOA1 Board Meeting

Join Zoom Meeting

<https://us06web.zoom.us/j/5436532257?pwd=C6kqzjG60cV6MawjOa29dNzSjw5NN0.1>

Meeting ID: 543 653 2257

Passcode: q2A63K

To call in on any phone in Missoula call (253)2050468, enter meeting ID 5436532257# and passcode 346687#

Board attending: Mike Rico, Ellen Porter, Jennifer Carlson

Board not attending: None

Homeowners attending: Claudia Christenson, Randy Ettema, Pam Udall, Erin McGlinchey

A. Call to Order – 6:02

B. Approval of September minutes:

Motion to accept: Ellen Porter

Second: Ellen Porter Vote: All Approved

C. Review and approval of September Financials – Questions:

Motion to accept: Ellen Porter

Second: Ellen Porter Vote: All Approve

- D. Discussion on first draft of 2026 budget. Review upcoming large ticket items and any changes needed for a final draft to be approved in January 2026: **Ellen reviewed proposed 2026 budget and methodologies used for each category. A few updates will be made before submitting final budget in January for approval. These updates include Insurance premiums, landscaping, plumbing repairs and paint repairs. Mike reviewed dues increase for 2026 and future costs vs. reserves that justify the increase.**

Motion to accept: Ellen Porter

Second: EP Vote: All approved

- E. Review and discuss recent plumbing issues and sending out reminder of what not to put down drains. Reminder letter will be emailed and US mailed to homeowners: **Mike reviewed issue brought to board's attention from Claudia Christenson regarding the need for recent plumbing snaking required for 5100. Board will ask Gatewest to send plumbing letter to all residents and board will look into having all buildings main drains snaked in the Spring of 2026. This would be preventative maintenance. Drain guidelines will also be reposted on web site.**

Motion to accept: Ellen Porter

Second: EP Vote: All approved

- F. Vote on adding new board members, Erin McGlinchey and Pam Udall to fill open positions of Secretary and Landscape coordinator respectively. These positions are for the remaining position terms that end in May of 2027: **Erin will assume Secretary role and Pam the Landscape coordinator. This will be effective immediately.**

Motion to accept: Ellen Porter

Second: JC Vote: All approved.

G. Homeowners Forum – Mike reminded board that next HOA meeting will take place on January 7, 2026 at 6:00 PM.

Claudia Christenson offered to provide plumber information so board can get estimate for snaking all mainlines. Claudia also brought up recent parking issues in certain buildings and some residents using garages for storage. Board will send parking letter out to all residents in the spring of 2026. Pam Udall asked for Jeanne G.'s information to transition landscape coordinator position. Mike will email them both so they can connect. Jeanne Gandenberger asked about the lawn treatment behind 5108. Pam will follow up with Natures Best to make sure it gets done in the Spring. Ellen Porter asked about gutter cleaning getting done before winter. Mike let everyone know this gets done every year in November after leaves are all down. Mike will validate with Gatewest.

H. Adjournment – 6:26